

# Listed Design & Access Statement

North House  
Brewers Green  
Roydon  
Diss  
Norfolk  
IP22 5QR



Prepared For

Mr Nick Watts  
North House, Brewers Green, Roydon, Diss. Norfolk, IP22 5QR

10<sup>th</sup> February 2021

## INTRODUCTION

This statement is in support of the Planning Application submitted to South Norfolk District Council to erect a single storey extension and detached garage at North House, Brewers Green, Roydon, Diss, Norfolk, IP22 5QR. North House is located in the village of Roydon and is a Grade II building but is not situated in a conservation area. North House is externally finished with rendered walls and a tiled roof. The existing property offers a livingroom, diningroom, kitchen, utility room and bathroom on the ground floor with two bedrooms and bedroom / landing area at first floor. The proposed scheme is to erect a single storey side extension to the west elevation of North House providing a ground floor bedroom with en-suite and lounge. The proposed scheme is also to erect a garage towards the south / west of the site.

## SETTING

The proposed site is situated at Brewers Green in the village of Roydon. The site is located 1 mile west of Diss and 2 miles east of Bressingham. The site is accessed directly from Brewers Green Lane with parking and manoeuvring areas located east of North House. To the north / east of the site is Brewers Green Lane. To the south / east of the site are neighbouring properties. To the south / west, west and north of the site is a large garden space to North House which is made up of well-maintained lawns.



Above: Aerial View Of The Site.

## **FABRIC**

North House is externally finished with rendered walls and a clay pantiled roof. North House is constructed from plastered clay lump and timber frame walls. The existing windows and doors are painted timber. The off-centre chimney is constructed from facing brickwork. The proposed scheme has been designed to keep as many original features and materials as possible with existing openings being utilised and new opening being kept to a minimum. New openings have been kept to a minimum and will be located in positions to prevent as little as possible disturbance to the existing building fabric. Internally the proposed scheme will not cause the removal or damage of any historic fabric.

## **FEATURES**

North House is constructed plastered clay lump and timber frame walls. The existing roof is a steep pitched roof running from gable to gable and is finished with clay pantiles. The off-centre chimney is constructed from facing brickwork and has recently been rebuilt in 2007. The north and south elevations both have dormer windows at first floor. The existing windows and doors are painted timber. The existing rear utility room and south facing first floor dormers are of modern construction and where approved and constructed in 2007.

## **HISTORIC ENGLAND LIST ENTRY**

### Location

Statutory Address: North House, Brewers Green  
County: Norfolk  
District: South Norfolk (District Authority)  
Parish: Roydon  
National Grid Reference: TM 10550 80422

### Details

1. 5321 ROYDON BREWERS GREEN North House TM 18 SW 19/984

II

2. C17 cottage. Plastered clay lump and timber-frame. Steep pantile roof with gabled ends. One storey and attic. Two casements, one modern, and one glazed door on left. Two gabled dormers with modern casements. Brick chimney stack off centre.

Listing NGR: TM1055080422

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System Number: 225656  
Legacy System: LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## **PRINCIPLES**

The proposed scheme is to erect a garage and single storey west facing extension. The proposed single storey extension will be finished with cedar / larch vertical timber cladding and powder coated aluminium clad windows and doors. The proposed single storey extension will be provided with a recessed flat roof. The proposed recessed flat roof will jetty out over the proposed west elevation creating an external sheltered veranda. Internally the proposed single storey extension will provide a ground floor bedroom with en-suite and lounge. The proposed garage will be finished externally with horizontal timber cladding over a facing brick plinth. The proposed pitched roof will be finished with clay pantiles to match that of North House. The erection of the proposed single storey extension and garage will not cause any overlooking or overshadowing to any neighbouring dwellings.

## **JUSTIFICATION**

North House currently has two bedrooms at first floor. The proposed single storey extension will provide North House with a much needed third bedroom with en-suite. The proposed single storey extension will also provide a lounge area that will provide direct access and views over the garden towards the west of the site. The proposed single storey extension has been designed to be contemporary in appearance to define the separation between old and new. The proposed single storey extension will be finished with cedar / larch vertical timber cladding and aluminium clad windows and doors. The proposed single storey extension will be provided with a recessed flat roof. The proposed garage will provide the applicant with a secure and protected building to store his collection of cars. The proposed garage has been designed to be in keeping with the surrounding area and site. The proposed garage will be finished externally with horizontal timber cladding over a facing brick plinth. The proposed pitched roof will be finished with clay pantiles to match that of North House. The erection of the proposed single storey extension and garage will not cause any overlooking or overshadowing to any neighbouring dwellings.

## **MITIGATION / SIGNIFICANCE**

The proposed single storey extension to the west elevation of North House has been designed to keep as many features as possible with existing openings being utilised and new openings minimised. New openings have been kept to a minimum and will be located in positions to prevent as little as possible disturbance to the existing building. The existing west facing window opening within the existing ground floor Livingroom will be utilised and used to form a door to create a new access point into the proposed extension from the existing Livingroom. The creation of the proposed door / internal entrance into the proposed extension will not result in the loss of any historic fabric, materials, or features. The proposed single storey extension has been designed to be contemporary in appearance to define the separation between old and new. Externally the existing parking and manoeuvring space located east of North House will remain as existing and will not be affected by the proposed scheme. However, a new additional vehicular access / manoeuvring layout is proposed with a new drive leading from the existing parking and manoeuvring area east of the site to the proposed garage south / west of the site. The site boundaries will remain as existing with timber fencing and mature planting. The proposed works will not exceed the existing ridge height or alter or increase the overall height. The erection of the proposed single storey extension and garage will not cause any overlooking or overshadowing to any neighbouring dwellings.

Drawing 795-01 Existing Plans, 795-02 Existing Elevations & Sections, 795-03 Proposed Plans, 795-04 Proposed Elevations & Sections, 795-05 Proposed Garage and 795-06 Site & location Plans shows the position, layout, aesthetic design and fabric of the existing and proposed scheme and how it relates with the existing dwelling & surrounding area.